



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MOCCASIN HL, LINCOLN

OWNERSHIP

Owner 1:	SMULOWICZ JOSEPH
Owner 2:	
Owner 3:	
Street 1:	7 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4508 Type:

PREVIOUS OWNER

Owner 1:	SMULOWICZ - BRONISLAW
Owner 2:	SMULOWICZ - SAWERA
Street 1:	7 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4508

NARRATIVE DESCRIPTION

This parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily WOOD Exterior and 2744 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		58370		SQUARE FE	PRIME SITE		0	11.98	1.26	R4									880,664						880,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.340	512,000		880,700	1,392,700
Total Card	1.340	512,000		880,700	1,392,700
Total Parcel	1.340	512,000		880,700	1,392,700
Source:	Market Adj Cost	Total Value per SQ unit /Card: 507.54		/Parcel: 507.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	472,100	0	1.34	854,900	1,327,000		Year End Roll	12/2/2024
2024	101	FV	466,900	0	1.34	838,000	1,304,900		Year end	11/9/2023
2023	101	FV	405,100	0	1.34	680,000	1,085,100	1,085,100	Year end	11/3/2022
2022	101	FV	350,200	0	1.34	629,300	979,500	979,500	Year End Roll	10/19/2021
2021	101	FV	340,600	0	1.34	588,100	928,700	928,700	Year End Roll	10/15/2020
2020	101	FV	335,100	0	1.34	610,100	945,200	945,200	Year End Roll	9/26/2019
2019	101	FV	329,800	0	1.34	594,000	923,800	923,800	Create Final va	6/4/2019
2018	101	FV	329,800	0	1.34	594,000	923,800	923,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMULOWICZ,BRONI	83570-73		12/11/2024	FAMILY		99	No	No	
	8848-401		11/19/1956				No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2024	G-24-0055	MECHANIC	2,500	C				
4/2/2024	R-24-0058	ROOF	14,797	C				Re-roof entire dwe
8/13/2019	R-19-0013	WINDOWS	39,023	C				Replace 12 windows
11/26/2013	5610	WINDOWS	17,712	C				replace 8 windows
5/24/2011	4740	ROOF		C				strip & re-roof ga
4/29/2010	4436	ROOF		C				strip and re-roof
11/29/1999	1853	WDK	4,300	C	6/22/2000			6/22/00 100%
9/28/1999	1813	ADDITION	100,000	C	6/22/2000			6/22/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2017	MEAS/EXT INS	4	JG
7/7/2008	MEAS+INSPCTD	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	
6/22/2000	MEAS/EXT INS	611	
2/29/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

